

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
ALEXANDRIA DIVISION

In re:)	
)	
EAGLE PROPERTIES AND)	
INVESTMENTS LLC)	CASE NO. 23-10566-KHK
)	CHAPTER 7
Debtor)	

TRUSTEE'S OPERATING REPORT FOR PERIOD MAY 1, 2025 TO
MAY 31, 2025

H. Jason Gold, Trustee, pursuant to the Court's Order entered April 25, 2024 (ECF 424) submits this Monthly Operating Report for the period commencing May 1, 2025 and ending May 31, 2025. Attached to this report are (1) a detailed report of the disposition of the case and the various rental properties; (2) a detailed statement of rent receipts and management fees and expenses for each property from RealMarkets; and (3) other receipts and expenses incurred by the trustee.

Respectfully submitted,

H. JASON GOLD, TRUSTEE

By Counsel

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By: /s/ Dylan G. Trache
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Counsel to the Chapter 7 Trustee



Executive Summary
Asset Management
Eagle Properties and Investments, LLC (23-10566-KHK)
May 2025

FINAL ASSET MANAGEMENT REPORT

Property Update

The only remaining property in this case, 6961 Sterling Road, Harrisburg, PA, went to closing on May 21, 2025.

Insurance Update

The State Farm insurance on 6961 Sterling Road has been cancelled.

Invoices

To the best of my knowledge, aside from the three invoices paid and accounted for in this report, there are no more outstanding property-related invoices in this case.

On May 29, 2025, I sent a check for \$500.00 check to the Trustee related to expense overages associated with 7180 Jonestown Road.

Tenant Status

- The property is vacant.

Advanced Funding

The Trustee reimbursed RealMarkets for the following out-of-pocket expenses:

- \$390.00 – March 2024
- \$3,733.15 – April 2024
- \$3,919.58 – May 2024
- \$5,374.21 – June 2024
- \$5,539.91 – July 2024
- \$1,538.12 – August 2024
- \$1,187.02 - September 2024
- \$3,327.76 – October 2024
- \$1,016.15 – November 2024
- \$250.69 – December 2024
- \$582.17 – January 2025
- \$329.47 – February 2025
- \$388.75 – March 2025
- \$357.86 – April 2025

- \$208.30 – May 2025 – Final Invoice

Thank you for the opportunity to be of service.

Sincerely,

Stephen Karbelk

Team Leader RealMarkets, a CENTURY 21 New Millennium team
Court Appointed Asset Manager, Eagle Properties and Investments LLC



Income and Expense Analysis – April 2025
Eagle Properties and Investments, LLC

6961 Sterling Road, Harrisburg, PA
Lender: ABL PRC Residential Credit Acquisition

Income	April 2025	Payee	Notes
Rent	\$0.00	Vacant	Vacant
Expenses			
Insurance	\$56.83	State Farm	Paid 5/13/25
Electric	\$104.61 \$46.86	PPL Electric	4/1 to 5/1/25 5/1 to 5/23/25 – Final Bill
Water	\$0.00	PA American Water	Final Bill paid by Title Company
Sewer	\$0.00	Lower Paxton	Final Bill paid by Title Company
Landscaping	\$0.00		N/A
Maintenance	\$0.00		N/A
Other	\$0.00		N/A
Net Proceeds	(\$208.30)		



Insurance Schedule – May 2025
Eagle Properties and Investments, LLC

Property	Insurance Carrier	Status
6961 Sterling Road, Harrisburg, PA	State Farm	Cancelled May 23, 2025 with a May 22, 2025 effective date. The property went to closing on May 21, 2025.



Rent Roll and Receipts – May 2025
Eagle Properties and Investments, LLC

Property	Scheduled Rent	March 2025 Rent Received	Comments
6961 Sterling Road, Harrisburg, PA	\$0.00	\$0.00	Tenant moved out in January 2025; property is vacant
Totals	\$0.00	\$0.00	

Inv Ref	Date	Name	Property Address	Rental Income Received	1st DOT Cash Collateral Order	Account	Amount	Property Total
219	06/13/2025	PPL Electric	6961 Sterling Road, Harrisburg, PA	No	No	Electric Bill - Final	46.86	
220	05/22/2025	PPL Electric	6961 Sterling Road, Harrisburg, PA	No	No	Electric Bill	104.61	
221	05/13/2025	State Farm	6961 Sterling Road, Harrisburg, PA	No	No	Insurance	56.83	
						Total Due RealMarkets		208.30